## REQUEST FOR COUNCIL ACTION

MEETING
DATE: 02-19-03

ORIGINATING DEPT: CITY ADMINISTRATION	ITEM NO.
Amend the 2001 Action Plan for the City of Rochester's Community Development Block Grant (CDBG) Program	
	CITY ADMINISTRATION

February 12, 2003

Staff is recommending that the City of Rochester reallocate \$10,000 of the Contingency Funding as follows:

**2001 Accessible Space.** Accessible Space is a non-profit working with National Handicap Housing Institute, Inc. (NHHI), that is proposing to construct a new accessible 15 unit housing facility located at 1600 Eastwood Road SE, behind the existing Casey Convenience Store. The CDBG funding will be used for site improvements such as the parking lot, exterior lighting and pedestrian facilities.

### Council Action Needed:

1. Approve amending the 2001 Action Plan (or the Community Development Block Grant.

**Attachments:** 

1. Letter from Accessible Space, Inc., dated January 29, 2003

### Distribution:

- 1. City Administrator
- 2. City Clerk
- 3. CDBG File

Note:	The Council had previously agreed to provide
	The Council had previously agreed to provide # 10K in CDBG finding, and we are now holding the public hearing to reallocate the funding from
	CDBG Contingency for There
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COUNCIL ACTION: Motion by:	Second by:	to:



Accessible Space, Inc.



January 29, 2003

Ms. Theresa Fogarty CDBG Administrator 2122 Campus Drive Rochester, Minnesota 55904

Dear Ms. Fogarty:

As a result of our telephone conversation on January 23, 2003, I am writing to request \$10,000 in Community Development Block Grant (CDBG) funds from the City of Rochester for Accessible Space, Inc.'s (ASI) Rochester, Minnesota Supportive Housing Development.

#### Accessible Space, Inc.

Accessible Space, Inc.(ASI) is a tax-exempt, nonprofit organization incorporated in 1978. ASI provides accessible, affordable housing, supportive living and property management services to very low-income individuals with disabilities. Services are provided in sixty-nine (69) residential homes and apartment settings in the Twin Cities Metropolitan Area and Greater Minnesota, North Dakota, South Dakota, Missouri, Nebraska, Illinois, Montana, Idaho, Oregon, Washington, California, Hawaii, Arizona, Nevada, Texas, Tennessee, Virginia, Massachusetts and Florida. Additionally, adults with traumatic brain injuries are served in NBBI's Independent Living Skills component in Minneapolis and St. Paul, Minnesota.

The mission of Accessible Space, Inc. is to provide accessible, affordable, independent and supportive living opportunities for persons with physical disabilities and brain injuries, as well as seniors. This mission is accomplished through the development and cost-effective operation of cooperatively managed housing and supportive living and rehabilitation services.

The core of ASI's philosophy is self-reliance. ASI believes that adults who have mobility impairments and physically disabilities are best able to judge, direct and manage the services they need. Adults with traumatic brain injuries participating in ASI's New Beginnings for Brain Injury Program (NBBI) are likewise supported in their efforts to achieve greater self-sufficiency and independence. Residents of Accessible Space, Inc's. Shared Living Program (SLP) receive the intensive support necessary to make the initial steps towards independence following a traumatic brain injury. Residents participating in the Independent Living component of NBBI work towards the ultimate objective of individual independence and community reintegration.

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ASI exists as a cost-effective alternative to long-term institutional care for traumatically brain injured, mobility impaired, and physically disabled adults who require support services. The philosophy of ASI is based on the belief that many traumatically brain injured, mobility impaired, and physically disabled adults are capable of participating in the management of the support services that they require. This commitment to self-reliance is demonstrated through ASI's nationally recognized resident driven management system, empowering ASI residents in the daily management of the services provided in their ASI homes and apartments. The commitment to self-reliance is also evidenced by the operation of ASI's NBBI and Independent Living programs in integrated housing.

ASI is unique in Minnesota and the nation since it offers individuals with traumatic brain injuries, mobility impairments, and physical disabilities a viable alternative to institutionalization or total independent living. Physical, economic, vocational and social independence are encouraged as part of ASI's program. Residents who are capable of rational decision-making are included in the hiring and supervision of over 600 Resident Assistants employed by ASI. Through resident driven management and independent settings, ASI promotes self-reliance and personal growth for seniors and adults with traumatic brain injuries, mobility impairments and severe physical disabilities.

Accessible Space, Inc. (ASI) currently provides accessible, subsidized housing and a range of support services to very low-income adults with severe physical disabilities and brain injuries. ASI serves individuals with spinal cord injuries resulting in quadriplegia and paraplegia, traumatic closed head injury, amputation, multiple sclerosis, cerebral palsy, spina bifida, congenital deformities, stroke, ataxia, post-polio, muscular dystrophy and other orthopedic, neurological and muscular disorders. ASI serves 1,592 residents and provides extended services and referrals to over 2,000 individuals and family members.

ASI's model has been highly successful. Seventy-five percent of the past residents in ASI's two largest programs have moved on to living situations allowing for greater independence. In the process, ASI has been able to save the State of Minnesota approximately \$14 million compared to the cost of traditional long-term health care.

Since 1978, ASI received funding for eighty-four (84) different HUD Section 202 and Section 811 developments. These developments represent 1,788 units of accessible affordable housing in twenty-four (24) states and over \$196 million in funding for construction and rental assistance to provide accessible, affordable housing for very low-income seniors and people with physical disabilities. ASI has received had more



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Section 811 Projects funded by HUD than any other nonprofit sponsor in the nation. ASI's 11-member, volunteer Board of Directors provide the organization with general direction and oversight. This group includes individuals who are highly knowledgeable in the fields of health care, accounting, business, education, and management. The majority of the Board are consumers with disabilities. ASI and its 43 affiliates currently operate with a 2003 consolidated revenue budget of \$28.4 million.

# Rochester, Minnesota Supportive Housing Development

The Rochester, Minnesota Supportive Housing Development will be new construction on an approximately 1.50 acre site at 1600 Eastwood Road SE in Rochester, Olmsted County, Minnesota.

This barrier free project will consist of **ONE**, **NEWLY CONSTRUCTED TWO STORY** slab on grade, wood frame building with one centrally located elevator for ease of resident access. The building will be constructed to serve as an independent living facility for **14 persons with disabilities**. The number of units proposed is 15. Of these units 14 will be one bedroom (maximum of 540 square feet) and 1 will be two bedroom units (maximum of 800 square feet). The two bedroom apartment will be occupied by an onsite caretaker.

The budget for the Rochester, Minnesota Supportive Housing Development has been established at \$1,590,700. Approximately, 74% of this figure has been secured through the HUD Section 811 Fund Reservation (\$1,173,200) received by ASI on November 18, 2002. The remaining funding will be provided by a combination of Federal Home Loan Bank, Minnesota Housing Finance Agency and local government funding; as well as funding from corporate/foundation contributions, individuals and other public entities. The CDBG request from the City of Rochester represents less than 1% of the total project budget and 2.3% of the non-Federal dollars required for the project.

The \$10,000 requested from the City of Rochester CDBG Program represents an essential component of the total funding package. This funding will allow ASI to pay for various site improvements including parking, sidewalks and outdoor security lighting that is essential for our residents with disabilities.

This project is the result of the acknowledgment of the continued need for accessible/affordable housing with supportive care services in Rochester and the surrounding area. This concern is supported by the observation that there is currently a significant waiting list for accessible, affordable housing in the area and a need for

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additional alternatives to institutional living existing for individuals with severe physical disabilities. It is ASI's belief that individuals with disabilities require a living situation is necessary to provide an alternative between institutional settings and fully independent apartments. Ideally, in these alternative settings, individuals with disabilities can receive the accessible, affordable housing and support services they need to maintain their independence.

ASI has received valuable assistance in the development of this project from Mr. Michael J. Bjerkesett, President/CEO of the National Handicap Housing Institute, Inc. (NHHI), a Minnesota-based nonprofit that also develops accessible, affordable housing for very low-income individuals with disabilities throughout the State of Minnesota and the United States. Mr. Bjerkesett was instrumental in the development of two other accessible, affordable housing developments in the Rochester, Minnesota area, the Newbridge and Oakridge Apartments. There are currently 60+ eligible tenants on the waiting lists for these apartment developments, further underscoring the need for additional accessible, affordable housing in the area.

ASI appreciates the assistance and commitment of the City of Rochester and the CDBG Program in the development of this important project. If you have any questions or if you require additional information in preparation of the funding agreement for the CDBG funds, please feel free to contact me at (800) 466-7722, Extension 211. I would be happy to provide you with any information that you require to facilitate this funding.

Sincerely,

Dr. David M. Piltz

**Director of Organizational Development** 

DMP/dp

CC:

Stephen Vander Schaaf

President/CEO

Accessible Space, Inc.

Michael J. Bjerkesett President/CEO

National Handicap Housing Institute,

Inc.

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